

65 LEYS AVENUE

Letchworth Garden City
Herts, SG6 3EF



SELF-CONTAINED RETAIL UNIT

619 SQ FT (57.50 SQ M)

TO LET

Brown&Lee
Chartered Surveyors

T: 01438 316655
W: www.brownandlee.com



Location

Letchworth Garden City is located in North Herts close to the Bedfordshire border and adjacent to junction 9 of the A1(M). To the south the M25 provides access to the national motorway network and to the north the A14 connects to the M1/M6 and east coast ports. Letchworth railway station provides regular services some nonstop to London King's Cross (approximately 35 minutes).

Description

The property is located at the lower end of Leys Avenue. The property benefits from retail sales area, two separate rooms for storage or office purposes, kitchen and WC facility. There is also a facility for loading at the rear of the property.

Accommodation

Total net internal area	619 sq ft	57.50 sq m
-------------------------	-----------	------------

Tenure

The property is available on a new lease for a term to be agreed.

Rent

The property is available at a rental of £9,000 per annum, exclusive of VAT.

Rates

We understand from the Valuation Office Agency website www.voa.gov.uk that the rateable value is £8,400. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Service Charge

There will be a service charge provision within the lease. The current service charge is £850.00 per annum plus VAT.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Energy Performance Certificate (EPC)

The Asset Rating is C-53. A copy of the EPC is available on request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



For further information, please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 12898E

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

